

# Highlands Planning Department

Serving: Putnam County, Monterey, & Sparta

## Kevin Rush, Planning Director

67 South Elm Ave.  
Cookeville, TN 38501

Tel: (931) 372-0070 Fax: (931) 372-0071  
Kevin.rush@putnamcountyttn.gov

## AGENDA PUTNAM COUNTY REGIONAL PLANNING COMMISSION OCTOBER 6, 2020

Pursuant to Governor's Executive Order No. 16 (extended by Executive Order 51) and in light of the COVID-19 pandemic, the Open, Public Regular Meetings of the Putnam County Regional Planning Commission will be conducted via electronic means.

The Putnam County Regional Planning Commission meeting will be held at 6:00 p.m. on Tuesday, October 6, 2020, via zoom. Here is the link to the zoom meeting [Putnam County Regional Planning Commission](#). Meeting ID: 255 774 5422 Passcode: kT8qjt. For public access, the meeting will be streamed live to <https://www.facebook.com/HighlandsPlanning>.

### ITEM 1: CALL TO ORDER AND ROLL CALL.

### ITEM 2: APPROVE THE OCTOBER 1, 2020 AGENDA.

### ITEM 2A: APPROVE USE OF ELECTRONIC MEETING.

### ITEM 3: MINUTES OF THE JULY 7, 2020 MEETING (NO MEETING IN AUGUST OR SEPTEMBER 2020)

### ITEM 4: REVIEW OF APPROVED PRELIMINARY PLATS

**Autumn Woods Preliminary Plat (All Phases)**, Vick Surveying. Conditional preliminary approval 4/7/2020.

**Lee Subdivision Preliminary Plat**, Vick Surveying. Conditional preliminary approval 4/7/2020.

### ITEM 5: OUTSTANDING LETTERS OF CREDIT:

- **Autumn Woods Certified check \$9,000 for hydrant installation**

### ITEM 6: ACCEPTANCE OF NEW STREETS:

- **WESTOWNE ESTATES ROADS: WESTOWNE AVE, WESTOWNE CIR, AND WESTOWNE WAY**
- **PEMBROOKE PINES ROADS: PEMBROOKE PINES LN, PEMBROOKE PINES CIR, GOOLSBY LN (EXTENSION)**

### ITEM 7: REPORT ON ADMINISTRATIVELY APPROVED PLATS:

#### A. **GEORGE CONLEY AND LOUISE CONLEY PROPERTY FINAL PLAT, VICK SURVEYING**

Created one 0.97 acre lot from parcel 051-021.01 with remainder being added to an adjoining tract on Canada Flatt Rd.

#### B. **JONES-MORRIS DIVISION FINAL PLAT, CLINTON SURVEYING**

Created one 3.22 acre lot from parcel 029-024.07 with remainder being added to an adjoining tract on Pippin Rd.

#### C. **DONNATH & BILLIE SAVAGE DIVISION FINAL PLAT, WHITTENBURG SURVEYING**

Created one 1.85 acre lot from parcel 051-063.00 on Poplar Grove Rd.

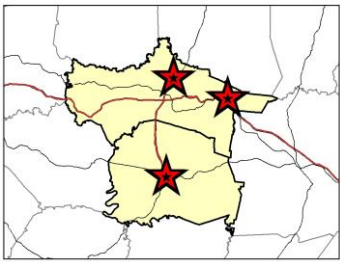
\_\_\_ Jere Mason (C)  
\_\_\_ David Mattson

\_\_\_ Dale Moss (V-C)  
\_\_\_ Ted McWilliams

\_\_\_ Mike Atwood (S)  
\_\_\_ Phil Wilbourn

\_\_\_ Jeff Jones  
\_\_\_ Ron Williamson

\_\_\_ Jim Martin  
\_\_\_ Patrick Rinks



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### **D. DEBERRY SUBDIVISION COMBINATION PLAT, VICK SURVEYING**

Combined Lots 33, 34, and a portion of 35 in the Deberry Subdivision on Flatt Wheeler Rd.

### **E. MATTHEW & JACLYN SLIGER FINAL PLAT, WHITTENBURG SURVEYING**

Created two lots from parcel 008-043.05 on Burgess Allen Rd.

### **F. COMBINATION PLAT OF LOT 6 AND 7 OF MOCKINGBIRD HILL SUBDIVISION, VICK SURVEYING**

Combined parcels 038M-B-004.00 and 038M-B-005.00 on Mockingbird Hill Circle.

### **G. KOCH-KING/ENGLAND PROPERTY FINAL PLAT, GLOBAL SURVEYING**

Line adjustment between parcels 133-032.01 and 133-031.01 on Glade Creek Rd.

### **H. SOLON & JOANNA RUTH WHITEFIELD AND CHARLES & KELLY STIRIZCONLEY AND LOUISE CONLEY PROPERTY FINAL PLAT, WHITTENBURG SURVEYING**

Line adjustment between parcels 062-029.00 and 062-029.01 on Lowetown Rd and Tightfit Rd.

### **I. WHITEHALL-SMITH CHAPEL DIVISION FINAL PLAT, CLINTON SURVEYING**

Split parcel 009-033.00 into two lots on Smith Chapel Rd and Whitehall Rd.

### **J. GEORGE CONLEY AND LOUISE CONLEY PROPERTY FINAL PLAT, VICK SURVEYING**

Created two lots from parcel 051-023.00 on Canada Flatt Rd.

### **K. HIGGENBOTHAM DIVISION, WHITTENBURG SURVEYING**

Created one 1.27 acre lot from parcel 018-029.00 on Fox Ridge Rd.

### **L. LINE REVISION OF LOT 6 AND 7 OF SOUTHWIND SUBDIVISION AND JB DAVIS PROPERTY FINAL PLAT, VICK SURVEYING**

Divided lot 7(085N-A-007.00) between adjoining parcels (085N-A-006.00 and 085-068.02) on Sunbright Circle.

### **M. PAUL BYRNE AND CARLEEN BYRNE PROPERTY FINAL PLAT, VICK SURVEYING**

Split one 2.83 acre lot in one 0.91 acre lot and one 1.92 acre lot from parcel 084-005.06 with on Herbert Garrett Rd.

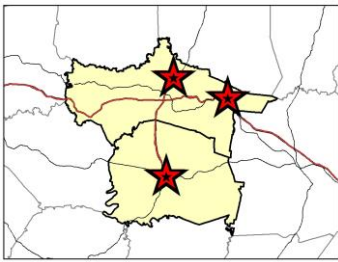
### **N. ROY CARMACK PROPERTY FINAL PLAT, VICK SURVEYING**

Combined four parcels (055B-B-008.00, 055B-B-010.00, 055B-B-010.01, and 055B-B-011.00) into two lots on Church Street and Front Street at Lemings St.

### **O. PRESLEY INVESTMENTS PROPERTY FINAL PLAT, VICK SURVEYING**

Created one 2.70 acre lot from parcel 113-019.00 with remainder being across the street on Henley Rd.





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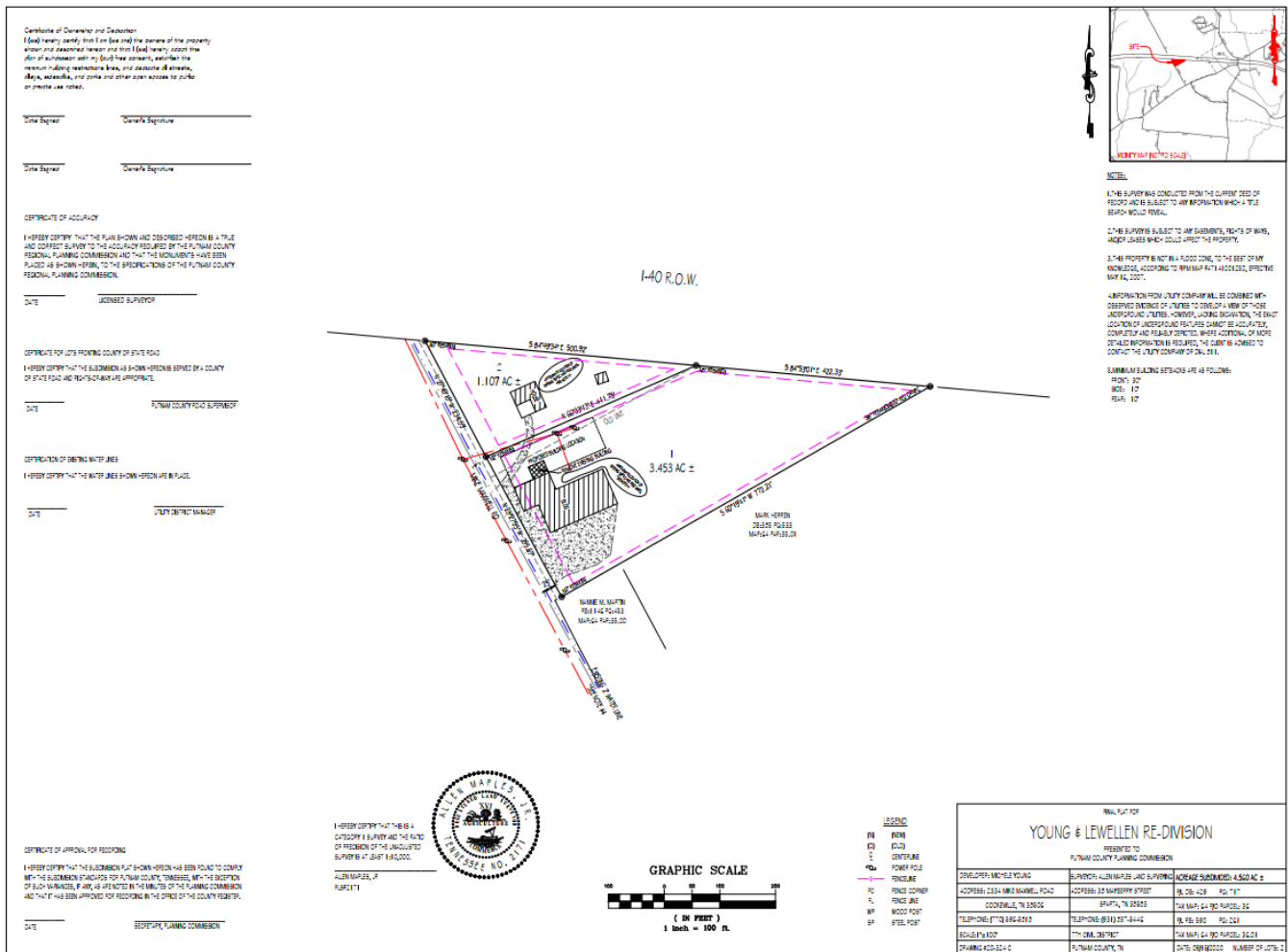
**Kevin Rush, Planning Director**

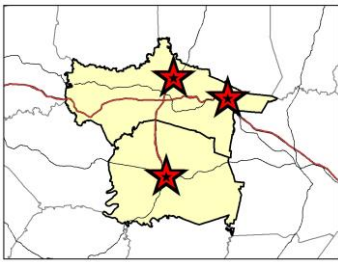
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## B. YOUNG AND LEWELLEN RE-DIVISION FINAL PLAT, MAPLES SURVEYING

This plat is to adjust the property lines between lots on Mike Maxwell Rd. On Lot 1, there is a business (Custom Tool) that is looking to expand. Their existing building violates the front setback. They are asking for a variance from the setback for the expansion to follow the front of the existing building. They stated that the flow of the building will not work for their tow motors if the building has to be offset due to the setback.





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## C. ROBERT RAMSEY DIVISION FINAL PLAT, MAPLES SURVEYING

This plat is to create one 1.197 acres flag lot from parcel 008-060.00 on Hilham Rd at Trent Ln. As the pole portion of the proposed lot will exceed our maximum length for flag lots. This will need TDOT approval of any subdivision as Hilham Rd is a state route.

**Certificate of Ownership and Description**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby submit this plan of subdivision with my (our) true and correct, accurate and reliable information, including the location of all easements, rights, and interests, and the location of all other features, and that I (we) hereby certify that the information is true and correct, accurate and reliable.

**Certificate for Lots Having County of State Road**  
I hereby certify that the subdivision as shown herein is approved by a county of state road and meets the requirements of the county of state road.

**Certificate of Existing Water Lines**  
I hereby certify that the water lines shown herein are in place.

**Certificate of Property Address**  
I hereby certify that the subdivision as shown herein and properties therein have been assigned addresses as per the Putnam County Street Naming and Addressing Ordinance, and that the addresses, if any, shall be assigned as shown herein.

**Certificate of Accuracy**  
I hereby certify that the plan shown and described herein is a true and correct survey of the property shown and described herein, and that the measurements have been placed as shown herein, to the specifications of the Putnam County Regional Planning Commission.

**Area Reserved for Soils Restrictions**

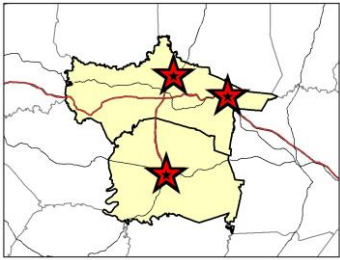
**Graphic Scale**  
1 inch = 100 ft.

**Legend**  
B (B) BOUNDARY  
C (C) CENTERLINE  
P (P) POWER POLE  
F (F) FENCE CORNER  
L (L) FENCE LINE  
W (W) WOOD POST  
S (S) STAKE

**Robert Ramsey Division**  
Putnam County Planning Commission  
Developed by: Robert Ramsey  
Approved by: Robert Ramsey  
Cookeville, TN 38502  
Telephone: (931) 372-0070  
Fax: (931) 372-0071  
Drawing: 425-001 C

**Notes**  
1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.  
2. THE SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND/OR OTHER INTERESTS WHICH COULD AFFECT THE PROPERTY.  
3. THE PROPERTY IS NOT IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FEMA MAP FATH-14001-002, EFFECTIVE MAY 14, 2007.  
4. INFORMATION FROM ANY COMPANY WILL BE COVERED BY THE ASSURED INSURANCE OF THE SURVEYOR. A NEW OR EXISTING UNDERGROUND UTILITY, HOWEVER, LACKING DISCUSSION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ASSURED, COMPLETE AND RELIABLE FORMS, NOTES, CONDITIONS, OF WORK, DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED TO CONTACT THE UTILITY COMPANY OF THE AREA.  
5. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 10'  
SIDE: 10'  
REAR: 10'





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### **ITEM 9: STAFF REPORTS**

- Report from Chairman
- Report from Planning Commission Engineer
- Report from Planning Director
- Report from other Members

### **ITEM 10: ADJOURNMENT**